

Provincial development and land use factors

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Government
Publications



Submission to the
Royal Commission on
Electric Power Planning
with respect to the
Public Information Hearings



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PROVINCIAL DEVELOPMENT AND LAND USE FACTORS
CONSIDERED IN ELECTRIC POWER PLANNING

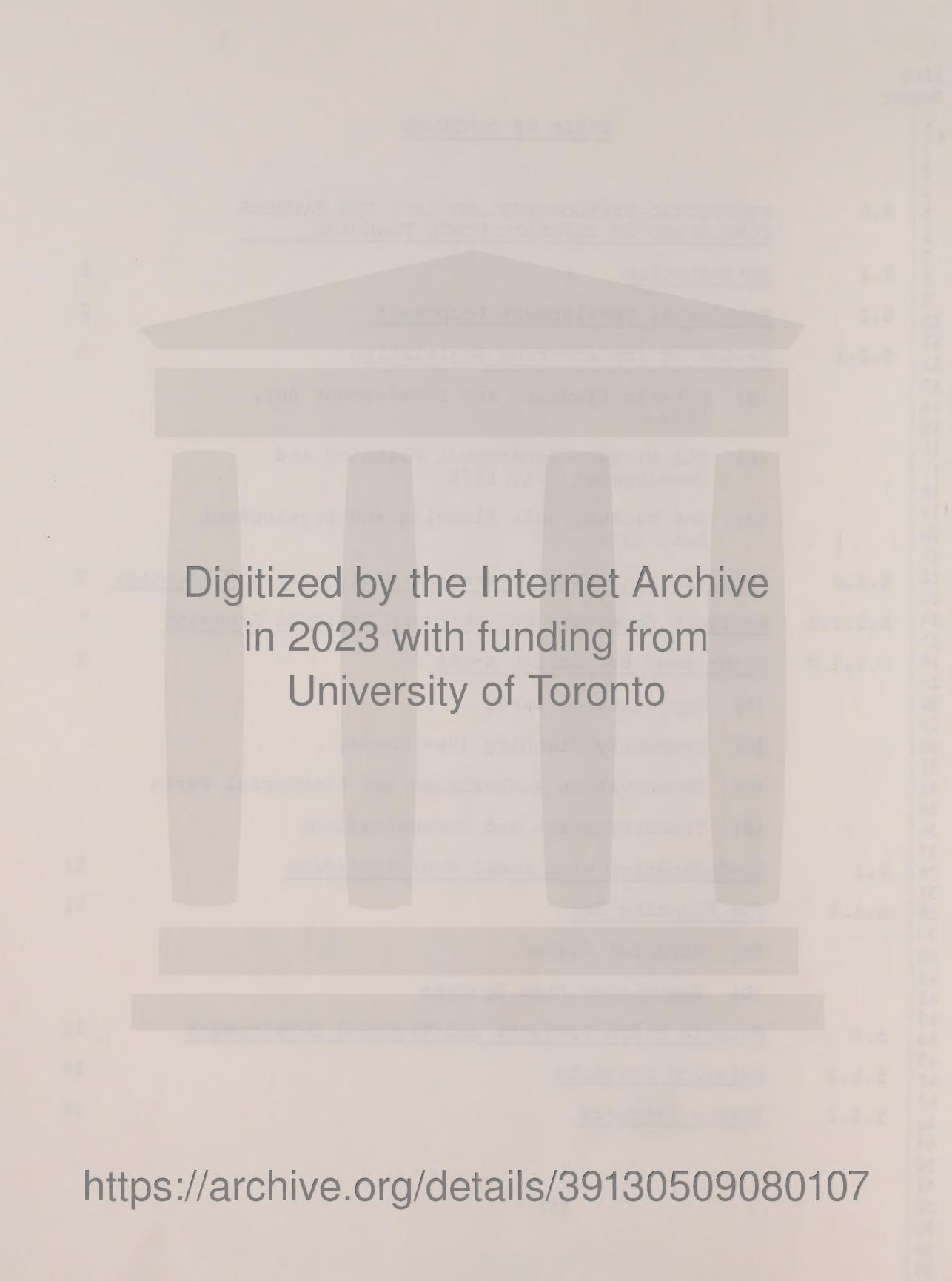
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Submission of
ONTARIO HYDRO
to the
Royal Commission
On Electric Power Planning
with respect to the
Public Information Hearings

April 1976

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1 5.0

2 PROVINCIAL DEVELOPMENT AND LAND USE FACTORS
3 CONSIDERED IN ELECTRIC POWER PLANNING

4 5.1

5 Introduction

6 In 1937, The Planning and Development Act came into
7 effect to assist Municipalities in the control of
8 development in cities, towns and villages, and
9 surrounding "urban zones" in the Province of Ontario.
10 The Act was replaced in 1946 with The Planning Act,
11 which, with amendments, is still in force and
12 provides for land use planning at the local
13 government level.

14 Ontario Hydro is subject to the provisions of The
15 Planning Act and must adhere to those provisions in
16 the planning and construction of its facilities.
17 Municipalities must be contacted to ensure compliance
18 of Hydro's expansion plans with the Official Plan and
19 Restricted Area By-Laws of a Municipality as approved
20 in accordance with The Planning Act.

21 The words "Design and Development" became a new
22 phrase in 1966 as the Government of Ontario set goals
23 and objectives for controlling growth and development
24 in the various regions of Ontario. During the latter
25 part of the sixties, Ontario Hydro became involved in
26 this Government program as approvals were sought for
27 major projects that Hydro was undertaking.

28 Ontario Hydro is presently co-ordinating its
29 expansion plans with the Ministries of the Provincial
30 Government to ensure co-ordination of programs in
31 accordance with development proposals of the
32 Government. As outlined in our submission on Public
33 Participation (1-14, lines 23 to 46) Ontario Hydro
34 exchanges planning information with Government
35 Ministries to identify and co-ordinate planning
36 proposals and priorities when a new facility is
37 being planned by the Corporation.

38 During the past decade, competition for future land
39 use proceeded at an unprecedented pace in Ontario.
40 Industrial and development companies acquired large
41 parcels of land in various sections of the Province
42 to provide for future development.

1 The following is a review of how Hydro considers
2 future development and land use proposals in electric
3 power planning for the Province.
4

5 5.2 Provincial Development Proposals
6

7 On April 5, 1966, the former Prime Minister of
8 Ontario, The Honourable J.P. Robarts, announced the
9 formation of a Regional Development Policy for the
10 Province of Ontario. The announcement outlined the
11 various Cabinet and Advisory Committees which would
12 be formed to carry out the policies, and contained
13 the following statement:

14 Government Responsibility and Objectives
15

16 "It is the responsibility of the Ontario
17 Government to assess the present and future
18 requirements of the province relating to social,
19 economic, and governmental development. The
20 provincial government also has the
21 responsibility to carry out and give direction
22 to regional land use and economic development
23 planning. It has the duty to ensure that, when
24 development occurs in any part of the province,
25 it shall take place as a result of good regional
26 planning. Such planning must include
27 consideration of water supply, sewage disposal,
28 transportation facilities, highways,
29 agriculture, mining, the location of industry,
30 the supply of labour, and all the other factors
31 necessary to the provision of the best possible
32 social and economic climate for the people who
33 live and work within the region." *1
34

35 Following the April 5, 1966 announcement, Liaison
36 Committees were formed to review the various programs
37 and expansion plans of Government Ministries and
38 agencies. During the latter part of the sixties,
39 Ontario Hydro assigned staff to the Liaison
40 Committees to ensure co-ordination of our plans and
41 expansion programs with the aims and policies of
42 other Government Ministries. A reorganization took
43 place in 1972 at which time the function of the
44 Liaison Committees was assumed by the Advisory
45 Committee on Urban and Regional Planning which is
46 discussed in Section 5.2.2.1.
47

1 The responsibility for the preparation and
2 implementation of comprehensive development plans for
3 the regions of Ontario is presently within the
4 Ministry of Treasury, Economics and Intergovernmental
5 Affairs.

6

7 5.2.1 Review of Implementing Legislation

8

9 To assist the Government in the implementation of
10 priority items, 3 pieces of legislation were passed
11 to complement the Regional Development program.

12 (a) Ontario Planning and Development Act, 1973

13

14 On June 22, 1973, The Ontario Planning and
15 Development Act became law and permitted the
16 Government to design, adopt and implement
17 development plans for various parts of Ontario.

18
19 "For the first time, the Ontario Government
20 has its own statutory framework for plans
21 prepared under the Design for Development
22 program. In addition to strengthening the
23 government's potential for achieving
24 orderly growth, the new act effectively
25 complements and reinforces municipal plans
26 and by-laws passed under the Planning Act."
27 *2

28
29 (b) The Niagara Escarpment Planning and
30 Development Act, 1973

31

32 With the Niagara Escarpment Planning and
33 Development Act being passed in 1973, provision
34 was made for the planning framework to control
35 development along the escarpment between Niagara
36 Falls and Tobermory. The passage of the Act
37 followed a study conducted in 1967 and 1968
38 under the leadership of Professor L.O. Gertler
39 of the University of Waterloo. The staff of the
40 Niagara Escarpment Commission is presently
41 preparing a Master Plan for the 1.3 million acre
42 Niagara Escarpment Planning Area.

43
44 "The Commission's policy, in preparing the
45 Master Plan, is to preserve the
46 Escarpment's unique area as a wilderness
47 and recreation resource while accommodating

other land uses that are compatible with such preservation." *3

Ontario Hydro co-ordinates its land requirements for projects with the Niagara Escarpment Commission which reviews the project to ensure conformity with the overall objectives of the Commission. Two major rights of way for 500,000-volt transmission lines are presently scheduled to pass through the Niagara Escarpment Planning Area. The location of these projects was recommended as an outcome of the public hearings held by the Solandt Commission during 1972 to 1974.

(c) The Parkway Belt Planning & Development Act, 1973

On May 5, 1970, the Government of Ontario presented a challenge to the people of Ontario in the announcement of the "Design for Development, Toronto Centred Region". The plan was a bold step forward to control growth and give shape to the future development in the area between Hamilton and Oshawa.

The Parkway Belt Planning and Development Act was also passed in 1973 and was a major step towards implementing the Government decision to control development in the Toronto Centred Region. One of the main purposes of the Parkway Belt is to provide a network of open space areas which will serve as separators of urban centres and act as corridors for existing and future highways, utilities and recreation opportunities.

Ontario Hydro has participated in a Government task force which has been involved in the detail design of the proposed Parkway Belt. The draft development plan for Parkway Belt West was released on January 16, 1976. Space has been provided within the design of the Parkway Belt for Ontario Hydro bulk power and local supply transmission and transformation facilities to serve the existing and future communities envisaged in the Toronto Centred Region concept. The legislation governing the Parkway Belt provides for a public hearing where all

interested persons are invited to express their views. The initial stage of the Parkway Belt West Public Hearing is scheduled to begin May 3, 1976 in Woodbridge, Ontario.

5.2.2 Co-Ordination with Government Ministries and Agencies

5.2.2.1 Advisory Committee on Urban and Regional Planning

On June 19, 1972 the Honourable W.D. McKeough, Treasurer of Ontario, announced the formation of a new Advisory Committee on Urban and Regional Planning.

"The key group within the Provincial Civil Service for the co-ordination of various Ministry components of the Regional Development Program is the committee of Deputy Ministers known as the Advisory Committee on Regional Development. This committee has now been reconstituted as the Advisory Committee on Urban and Regional Planning...."

The President of Ontario Hydro is a member of the Advisory Committee on Urban and Regional Planning. Major items such as development of new town sites, task force reports on regional development, and recommendations for development strategies for various parts of the Province are reviewed by this Committee. Upon review, the Committee makes recommendations to the Cabinet Committee on Resources Development. The Cabinet Committee co-ordinates the planning activities of major Ontario Hydro projects with other agencies in the resources development policy field.

5.2.2.2 Major Land Use Policy Areas

During the past several years, the Government has conducted a number of studies to review land use proposals in Ontario. These studies, with their attendant recommendations, may be adopted as Government policy. In addition, the Government of Ontario has passed legislation such as The Niagara Escarpment Planning and Development Act, and The Parkway Belt Planning and Development Act, to control development in areas of prime concern in Central Ontario. Other studies involving land use

considerations in the Province, some of which involved Ontario Hydro, include:

Design for Development, Toronto-Centred Region

Canada Ontario Rideau Trent Severn Study

Advisory Committee Report on Farm Classification

Mineral Aggregate Study, Central Ontario Planning Region

Task Force Report; Central Ontario Lakeshore Urban Complex

Some of the major land use policy areas considered by Ontario Hydro in the planning of new facilities are, agriculture, community and recreation areas and linear uses as outlined below.

(a) Agricultural Lands

Because of the nature of its operations, Ontario Hydro requires real property or real property rights for the construction and operation of its facilities. One of Ontario Hydro's goals in planning its facilities is to minimize the effect on agricultural lands. The following are some of the ways this is accomplished in the planning for future power facilities in Ontario.

Generation Stations

In the assessment of data collected for site planning of new generating stations, the public participation procedures of Ontario Hydro involve Government agencies, Municipalities, organizations and individuals in the selection process. Existing and proposed land use plans are reviewed to ensure that Ontario Hydro's facilities conform with those plans.

The agricultural inventory maps prepared by Federal and Provincial agencies are reviewed to assess the effect the generating station will have on agricultural lands. This data is recorded and becomes part of the evaluation in the final selection of the recommended site.

Transmission Lines

In the planning of locations for new transmission lines, Ontario Hydro utilizes the public participation procedures to receive information from various sources to inventory the area through which the facilities will pass. Land being utilized or with a potential for use for agriculture is recorded in the total assessment of defining the corridors for the selection of a route.

Transmission lines affect agriculture to some degree if the towers are located on agricultural land. Hydro's policy of purchasing major rights of way in Southern Ontario has recently been changed whereby easements or limited interest are being acquired at the option of the owner to leave the ownership of land with the farmer or owner. In any event, the owner is compensated for the rights required by Ontario Hydro and he can continue to utilize the lands for agriculture purposes.

Ontario Hydro is concerned with the effect transmission lines have on agriculture. In this connection, a recent study considering this matter, amongst others, was conducted by the University of Guelph. The following is an excerpt from the report:

"The major impact on agriculture is identified (Section 5.3) as a permanent or long-run loss of crops and cropping potential because of (1) the space occupied by towers, (2) damage caused during construction, (3) the interference caused by towers to optimal farming operations, including the working of machinery, and (4) weed growth around the base of towers. In addition, towers are responsible for a loss of efficiency when machinery must be diverted from regular patterns of movement in order to avoid them. They are also the potential cause of injury to both persons and machinery and equipment.

Temporary or short-run losses may be sustained through injury and damage to crops, farm improvements and the like, during construction and maintenance operations." *4

The effect of transmission lines on agriculture was recently considered by the Environmental Hearing Board on part of a proposed transmission line from Bruce Generating Station to Milton Transformer Station. The Board's summary on this matter is as follows:

"In summary, from its own review and field studies, the Board concurs with the findings of the Solandt Commission, that the impact of power transmission lines upon agricultural food production is relatively small on a regional or provincial scale. However, the impact upon an individual farming operation can be more severe and must be adequately compensated." *5

Agricultural interest groups have always been concerned about the effect urban development and linear users such as highways, electric transmission lines, railways and pipelines have on agricultural land. Policy statements have been made by organizations such as the Ontario Federation of Agriculture, the Ontario Institute of Agrologists and the Christian Farmers Federation which emphasizes the concern of agricultural organizations that land use guidelines be set for agricultural lands in Ontario. Ontario Hydro agrees with the need for Provincial land use guidelines which would set overall priorities for agriculture and other land uses.

(b) Community Planning (New Towns)

The Provincial Government has undertaken studies for the development of new townsites in the Province such as the Townsend and South Cayuga Communities in the Haldimand-Norfolk Region, and the North Pickering Townsite east of Metropolitan Toronto. In many cases, lands have been acquired by the Province to provide for the

1 orderly planned development of these new
2 townsites.
3

4 Additionally, lands for other Provincially
5 planned projects in the Milton, Brooklin and
6 Spencerville areas have been assembled and
7 purchased for future development.
8

9 When the draft plans for the development of
10 these projects are being prepared, Ontario Hydro
11 advises the managing agency of the requirements
12 for supplying electrical energy to the project.
13 This was recently done in the North Pickering
14 Community, where Ontario Hydro representatives
15 have been involved in the planning process for
16 the past 3 years.
17

18 The speed at which these projects will proceed
19 will depend on the priorities set by the
20 Government of Ontario. In the majority of
21 cases, Ontario Hydro has existing transmission
22 lines facilities of varying capabilities located
23 near each proposed townsite.
24

25 (c) Conservation Authorities and Provincial Parks
26

27 During the past decade, the Province of Ontario
28 has recognized the need to provide and preserve
29 prime areas for recreational use. The Ministry
30 of Natural Resources has sponsored Strategic
31 Land Use Plans for various parts of the Province
32 to provide a mechanism to preserve recreation
33 opportunities and to establish management plans
34 for developing natural resources.
35

36 In the latter part of the 1960's the Algonquin
37 Provincial Park Plan was formulated. The Plan
38 basically divides the 1,862,500-acre Park into
39 various zones to provide a planning framework
40 for recreation, wilderness and resource
41 management opportunities. Ontario Hydro has an
42 existing right of way located in the Park which
43 transmits power over three 230,000-volt
44 transmission lines into Central Ontario. The
45 Algonquin Plan prohibits any future power lines
46 from traversing the Park. Prohibitions of this
47 type have the potential for conflict with the
48 desire to keep electrical power facilities away
49 from prime agricultural lands.
50

1 Numerous planning reports have also been
2 prepared and adopted by Conservation Councils
3 and Conservation Authorities in the Province.
4 These reports are reviewed and inventoried by
5 Hydro staff in the planning of new power
6 facilities in order to lessen the potential for
7 conflict with the policy and aims of the
8 Conservation Authorities.
9

10 The passage of the Niagara Escarpment Act, and
11 the acceptance of the Canada Ontario Rideau
12 Trent Severn Study indicates that the Province
13 is firmly committed to preserve prime recreation
14 areas and opportunities for present and future
15 generations.

16 Ontario Hydro recognizes the need to preserve
17 such resources and is giving due consideration
18 to these types of restrictions in the planning
19 of its future power facilities. On the other
20 hand, there is the opportunity to allow rights
21 of way to be utilized for recreational purposes
22 primarily in urban areas. The Parkway Belt
23 associated with the Toronto Centred Region Plan
24 is an opportunity to give utilities and other
25 linear users a chance to join together on a
26 multi-use basis to maximize the use of land in a
27 populated area.
28

29 (d) Transportation & Communications
30

31 Ontario Hydro and the Ministry of Transportation
32 and Communications have established formal
33 contacts to appoint staff to assist in the
34 studies for new routes for highways and electric
35 power transmission lines on a project basis.
36 Other linear users such as gas and oil pipeline
37 companies and railway and communication
38 companies participate in the exchange of
39 information for new projects through seminars
40 and formal contact.

41 One of the most recent studies conducted on an
42 open planning basis, was the traffic study for
43 the realignment of Highway No. 6 in the area
44 between the City of Hamilton and Town of Port
45 Dover on Lake Erie. As a result of mutual study
46 and policy agreement, the existing Ontario Hydro
47 transmission line right of way between Hamilton
48
49

1 and Nanticoke is to be utilized and widened to
2 partly accommodate Highway No. 6 and two
3 pipelines to connect the Texaco Refinery east of
4 Nanticoke.
5

6 On March 1, 1976 the Route Project Planning
7 Office of the Ministry of Transportation and
8 Communications released a working draft of the
9 results on joint studies that had been
10 undertaken by various organizations involved in
11 the planning of rights of way. This report will
12 be finalized in the near future and will be used
13 as a guide in the planning of space requirements
14 for joint use rights of way.
15

16 Other studies are underway and will continue, as
17 the Provincial ministries and segments of the
18 private sector work towards a co-ordination of
19 transporation, utility and communication uses,
20 not only to serve the population in a better
21 way, but also to minimize the further
22 fragmentation of the Province by linear users.
23

24 5.3 Co-ordination with Local Municipalities

25 5.3.1 The Planning Act

26 Prior to 1946, land use controls in some parts of
27 Ontario were practically non-existent. Undesirable
28 development was controlled by municipalities by means
29 of Building By-Laws processed under the aegis of The
30 Municipal Act and The Planning and Development Act.
31 Individual owners of proposed development areas,
32 controlled development by means of restrictive
33 covenants in the deeds of the lands sold for building
34 purposes. A review of municipal planning in Ontario
35 was conducted in 1972 for the Ontario Economic
36 Council. The following is an excerpt from that
37 review:
38

39 "The present Planning Act had its beginnings in
40 1946 in similarly styled legislation which
41 replaced the earlier Planning and Development
42 Act which came into being in 1937. The latter
43 had applied only to cities, towns, villages and
44 the surrounding 'urban zone' within three to
45 five miles, and provided for the adoption of a
46 'general plan' by the municipal council or,
47
48
49
50
51
52
53
54
55

1 alternatively by a town planning commission
2 appointed by its Council.

3
4 The Planning Act 1946, effected a major overhaul
5 of both the planning system and tools.
6 Statutory planning was extended to townships, in
7 addition to cities, towns and villages. The
8 basic planning unit, the planning area, could
9 coincide with the boundaries of a particular
10 city, town, village, or township, but in theory,
11 was not required to do so. It was to be defined
12 by the Minister where 'a council is desirous of
13 having an official plan'." *6

14
15 The Planning Act has been a worthwhile instrument in
16 assisting in the orderly development of Ontario.
17 During 1975, The Planning Act Review Committee was
18 formed under the chairmanship of Professor Eli Comay
19 of York University to review and prepare a report on
20 this very important piece of legislation. The
21 Committee is presently holding a series of public
22 meetings throughout Ontario in order to receive and
23 assess recommendations from various municipalities
24 and special interest groups regarding possible
25 changes in the Planning Act.

26
27 Ontario Hydro will be making a submission to The
28 Planning Act Review Committee outlining our concerns
29 with The Planning Act. Attention will be drawn to
30 sections of the present legislation which should be
31 clarified to assist Hydro in the planning of its
32 facilities for the future supply of electrical energy
33 in the Province.

34 (a) Official Plans

35
36 Municipalities are empowered by The Planning Act
37 to prepare Official Plans to designate what type
38 of development takes place in various locations
39 under their jurisdiction and provide the needed
40 public works, such as water, roads and sewage
41 facilities to carry out the Plan. The Official
42 Plan mainly sets out the general principles of
43 how lands are to be used in a Municipality on a
44 macro-scale. In formulating these plans,
45 existing Hydro rights of way and station site
46 lands are designated for various types of land
47 use.

Ontario Hydro co-operates with municipalities and government agencies in permitting its rights of way and station site lands to be used for other purposes where feasible. For example, part of the exclusion area surrounding the Pickering Generating Station site is currently used by the Metropolitan Toronto and Region Conservation Authority, as well as the Town of Pickering for recreational purposes.

When a major facility such as a generating station, transformer station or high voltage transmission line is being planned, Ontario Hydro reviews the affected Municipality's Official Plans to determine the use of land proposed for the area by the Municipality. In some cases, the Official Plans may have to be amended to permit our facilities to be constructed.

(b) Restricted Area By-Laws

The Planning Act also empowers a Municipality to prepare a Restricted Area By-Law (Zoning By-Law) to regulate the use of land on a micro-scale. The Restricted Area By-Law divides the Municipality into various zones and sets out the regulations as to the density of the land use and the building setback requirements of each zone. The By-Law also stipulates what uses are permitted in the various zones.

When reviewing alternate sites and routes for power facilities, Ontario Hydro must conform to the regulations as set out in a Restricted Area By-Law and plan the location of facilities to avoid conflict with that by-law. Where a conflict exists and an amendment is not acceptable to the Municipality, Ontario Hydro presents its case to the Ontario Municipal Board for a ruling as set out in the Planning Act.

Ontario Hydro Projects and Regional Development

The effect of Ontario Hydro's generating station projects on local and regional development can be considered in two ways. First, do projects presently act as a catalyst for continuing development and secondly, could future projects be used to stimulate

1 development in areas of the province where that
2 development was needed or desired?
3

4 5.4.1 Existing Projects
5

6 An Ontario Hydro generating station project requires
7 large work forces during the construction of the
8 facility. Maintenance and operation require only a
9 relatively small work force. In the long-term,
10 therefore, the increase in population and economic
11 activity in an area probably depends on the number of
12 persons required to operate the facility. This
13 limited group will, of course, be supplemented by
14 employees' families and the usual assortment of local
15 businesses providing goods and services to a
16 community. Beyond this, further development will
17 depend on the number of other industries, both
18 primary and secondary, which locate in the area. In
19 its large generating projects to date, Ontario Hydro
20 has not seen itself acting as a catalyst for these
21 further levels of development. Such projects
22 include:

23 (a) Lennox
24

25 During 1967, Ontario Hydro acquired a 1500-acre
26 site approximately 20 miles west of Kingston on
27 which we have constructed the Lennox Generating
28 Station. The Dupont Company of Canada and the
29 Aluminum Company of Canada are the major private
30 industries in the Kingston area. The Federal
31 Government is the largest single public industry
32 in the area with their penal institutions at
33 Kingston and Millhaven. The only development
34 attracted to the area since the Hydro purchases
35 in 1967 was the Canada Cement Company which is
36 presently developing a large aggregate deposit
37 approximately 3 miles east of the Lennox
38 Station.

39 (b) Bruce
40

41 The Bruce Power complex on Lake Huron has
42 attracted "development" of various sorts to the
43 area to supply accommodations and services to
44 the work force engaged in the construction of
45 the power station and the heavy water plant.
46 This is reported in the Community Impact Study
47
48
49
50

conducted for Ontario Hydro by the Planning Consultant firm of M.M. Dillon.

Ontario Hydro commenced the purchase of the original 2,300-acre site in 1959 for the 200 megawatt Douglas Point Generating Station. Very little area development took place as a result of this station. The major pressures for the area came about as a result of Hydro's decision to construct the much larger Bruce Generating Station and heavy water plants.

The ongoing construction activities on that site have delayed the date when the work force will decline to the level required for operation of the complex.

(c) Wesleyville and Darlington

Ontario Hydro has acquired sites at Wesleyville and Darlington on Lake Ontario. There is no evidence that these sites have acted as catalysts or magnets to attract industrial development to the areas.

(d) Nanticoke

The project which has received the most attention in terms of attracting development has been the acquisition and construction of the Nanticoke Generating Station. For this reason a closer examination of the development in the Nanticoke area follows.

As a result of site studies conducted by Ontario Hydro staff, authority was granted in January, 1967 to acquire land in Walpole Township for a future thermal generating station. Hydro was proceeding with site development plans and further land acquisition for the main transmission line right of way when the rumour spread that a real estate company was optioning land for a major development to the west of the Hydro site.

On January 22, 1968 Ontario Hydro received notice that a large organization had made arrangements to obtain land options for a process plant in the Nanticoke area. This was

1 later confirmed as being Stelco. The proposed
2 Official Plan for Walpole Township designated
3 the area Agriculture and Resort Development,
4 which necessitated a request for a change in the
5 Official Plan to an industrial land use.

6
7 On June 20, 1968, the Steel Company of Canada
8 appeared before the Ontario Municipal Board to
9 apply for a change in the restricted area by-law
10 for the Township of Walpole. Eventually, the
11 by-law was changed together with the Official
12 Plan of Walpole Township, to facilitate the
13 proposed industrial development.

14
15 Evidence given at the Ontario Municipal Board
16 Hearing, and subsequently confirmed by Stelco,
17 indicated that the site acquired by Stelco
18 possessed the following assets.

19
20 (a) best harbour facilities, due to protection
21 afforded by Long Point and the proximity of
22 the site to deep water for Great Lake
23 shipping

24 (b) excellent foundation of Niagara Limestone
25 close to the surface, and minimum impact on
26 the better grade of agricultural land

27 (c) proximity of site to rail access from CNR &
28 MCR rights of way to the north

29 (d) proximity of site to the manufacturing
30 market for their finished product. The
31 site is 35 miles from their Hilton works in
32 Hamilton

33 (e) location of site relative to the Welland
34 Canal and the coal and raw material supply
35 areas in the USA and Western Canada

36 (f) minimum disruption to a major community
37 relative to land acquisition and Industrial
38 Zoning potential

39 (g) potential labour market from nearby Towns
40 that would not create competition with the
41 existing labour forces

1 The Dominion Foundries and Steel Company also
2 became involved in providing land for future
3 development. During the period of June 1969 to
4 August 1970, Dofasco acquired title to
5 approximately 5,100 acres of land adjacent to
6 the westerly boundaries of the Village of Port
7 Burwell on Lake Erie. The site is located in
8 the Townships of Malahide and Bayham in Elgin
9 County and covers an area of approximately 5½
10 miles of shoreline.

11 During 1969, Texaco Canada Limited optioned a
12 500-acre area in the east end of Burlington and
13 had approached the Municipality to have the area
14 zoned for their use. The Town of Burlington
15 refused to rezone the lands and Texaco optioned
16 a 1,300-acre parcel lying east of the Hydro
17 lands in Walpole Township as announced by the
18 Company on December 30, 1969.

19 Walpole Township was not Texaco's preferred
20 site, because of the higher transportation cost
21 of getting the petroleum product to users in the
22 major Toronto-Hamilton marketing area. However,
23 the Company did feel that the waterfront site
24 provided suitable forms of transportation for
25 their product, such as tankers, road transport,
26 railway and pipeline.

27 Before the Texaco announcement, the Minister of
28 Municipal Affairs announced the formation of the
29 Haldimand-Norfolk Study to review the impact new
30 industries would have on Southwestern Ontario.
31 Ford Motor Company had constructed an assembly
32 plant in the St. Thomas/London area. Ontario
33 Hydro, Stelco and Dofasco had acquired sites and
34 were creating competition for land use along the
35 north shore of Lake Erie.

36 The outcome of the Haldimand-Norfolk study was
37 the formation of The Regional Municipality of
38 Haldimand-Norfolk and two large land assemblies
39 by the Province of Ontario to control the shape
40 of future urban development in the area.
41 Ontario Hydro was involved in the study with
42 respect to the supply of electric power to the
43 area as a result of new Town sites being
44 developed.

Ontario Hydro has been looked upon as the catalyst to the changing land use patterns which are emerging in the area. As indicated previously, Stelco's site planning criteria for a steel mill was practically the same as Ontario Hydro's. Both organizations carried out similar site analysis and were attracted to the same area based on these analysis. The site acquired by Stelco was considered by Ontario Hydro in 1965, but was rejected in favour of the more desirable site east of the Village of Nanticoke.

It would appear, therefore, that site criteria have been the most important factor in the development occurring in the Nanticoke area, although the proximity to generation and transmission facilities did play some part in Stelco's decision.

5.4.2 Future Projects

Ontario Hydro projects have the potential for integration with other large industrial development if adequate long-term planning is undertaken. A relatively small ongoing work force, and the fact that electrical energy rates do not depend on the users distance from generating facilities means that there is only a limited ability for generating station projects to be used as a strategy for regional development. It is Ontario Hydro's view that strong co-ordinated planning under government aegis appears to be the only method to encourage ~~such~~ regional development. Ontario Hydro cannot comment at this time on the possible effectiveness, since large industrial development have diverse requirements.

1 | REFERENCES

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